

Chapter 15

ESTABLISHMENT OF ZONING DISTRICTS

A zoning ordinance which establishes various zoning districts including zoning: for residential, planned developments, commercial, overlays and industrial zones.

CITY OF KANAB

Uniform Zoning Ordinance

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Section 15-1 Establishment of Zoning District

For the purposes of this ordinance, the territory of the City of Kanab to which this Ordinance applies is divided into the following zoning districts:

KANAB CITY ZONES	
Residential	Zones
Residential / Agriculture Zones	RA-2, RA-5, RA-10
Rural Residential Zone	RR-1
Single Family Residential Zones	R-1-15, R-1-20, R-1-8, R-1-10
Multiple Family Residential Zones	RM-7, RM-9, RM-11, RM-13, RM-15
Kanab Creek Ranchos Zone	KCR-720
Planned	
Planned Development Overlay	PD
Commercial Planned Zones	CPD
Commercial	
Commercial Zones	C1, C2, C3
Overlays	
Overlay Zones	DO, TCO, ECPO, DD, DPO
Industrial	
Manufacturing Zones	M1, M2, M3

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Section 15-2 Minimum Floor Area In Residential Zones

Zones	Main Floor *	Total Sq. Ft.*	Single Story *
R-1-8, R-1-10	800 sq. ft.	1200 sq. ft.	1000 sq. ft.
R-1-15, R-1-20	900 sq. ft.	1400 sq. ft.	1000 sq. ft.
R-R-1	1000 sq. ft.	-----	-----
RA-2, RA-5, RA-10	1000 sq. ft.	-----	-----
KCR-720	720 sq. ft.	-----	-----

*Excluding Garage and Basement

Section 15-3 Maximum Building Height in Comm. & Mfg. Districts

Commercial Zones	Story* / Height
C1	Two Story or 35 ft.
C2	35 ft
C3	Three Story or 40 ft.

Manufacturing Zones	Story * / Height
M1	Three Story or 40 ft.
M2	Three Story or 40 ft.
M3	Three Story or 40 ft.

*Story - The portion of a building included between the surface of any floor and the surface of floor next above it, or if there be no floor above it then the space between any floor and ceiling next above it.

Section 15-4 Listing of Ordinance and Map

This Ordinance and map shall be filed in the custody of the Kanab City Clerk and may be examined by the public subject to the reasonable regulations established by said Clerk.

Section 15-5 Rules for Locating Boundaries

Where uncertainty exists as to the boundaries of districts as shown on Kanab City maps, the following shall apply:

1. Boundaries indicated as approximately following the centerline of streets, highways, or alleys shall be construed to follow such centerlines and in the event of change in the centerline shall be construed as moving with the centerlines.
2. Boundaries indicated as approximately following the right-of-way lines of streets, highways, or alleys shall be construed to follow such right-of-way lines, and in the event of a change in the right-of-way line shall be construed as moving with the right-of-way line.

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3. Boundaries indicated as approximately following the centerlines of streams, rivers, canals, or other bodies of water, or flood control channels, shall be construed to follow such centerlines and in the event of change of the centerline shall be construed as moving with the centerline.

4. Boundaries indicated as approximately following platted lot lines shall be construed to follow such lot lines.

5. Boundaries indicated as parallel to or extensions of features indicated in sub-sections 1 through 4 above shall be so construed. Distances not specifically indicated on the official map shall be determined by the scale of the map.

6. In case any further uncertainty exists, the Kanab City Appeals Officer shall determine the location of such boundaries.

7. Boundaries of each of the said zones are hereby established as described herein or as shown on the map entitled Kanab City Zoning Map which map is on file with the Kanab City Clerk and all boundaries show thereon are made by this reference as much a part of this Ordinance as is fully described and detailed herein.

Section 15-6 Supplementary Regulations to All Zones

No trash, rubbish, weeds, or other combustible material shall be allowed to remain on any lot outside of approved containers in any residential or commercial zone. No junk, debris, abandoned or dismantled automobile or similar material shall be stored or allowed to remain on any lot in any residential zone.

Section 15-7 Transitioning and Maintaining Balance

It is the objective of the City to encourage and provide for proper transitions and compatibility between zones and intensity of uses, which should be regulated by the City Land Use Code, the General Plan, Future Land Use Map and the Kanab City Annexation Policy Plan. The City also seeks to maintain a healthy balance and mix of land uses within the community, representing the atmosphere of existing development. Areas for growth have been planned with a balance for all uses, including agriculture, residential, commercial and industrial uses, as demonstrated in the Kanab City General Plan and Future Land Use Map. Future decisions regarding land use and zoning in Kanab should be guided by this map.

The City promotes orderly growth, with an emphasis for new developments to occur in the core community areas first. Rezoning of adjacent undeveloped property should be compatible with developed property.